

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, January 3, 2017 6:00 p.m.**

PRESENT: Reed Hancey Chairperson
 Debbie Manning Vice-Chair
 Eve Jones Commissioner
 Bill Frye Commissioner
 Steven Barsuhn Commissioner

ALSO PRESENT: Mark Bradley City Planner
 Paul Larsen Community & Economic Development Director
 Christina Boss Administrative Assistant
 Tim Parker Applicant's Representative

EXCUSED: Scott Mildenhall Commissioner
 Dean Lester Commissioner

AGENDA

Election of Chairperson for the 2017 Calendar Year

Approval of Minutes

Public Comment (*Per Utah Code, will receive input only, no decision can be made*) for items not listed on the agenda.

Public Hearing² / Application # 3760 / Zone Change from A-5 (Agricultural) to R-1-8 (Residential) on 0.646 acre / Located behind the homes facing 950 South (Parker Lane) and 950 West with access to property at approximately 980 South 950 East / Wynn Parker

Application # 3748 / Subdivision Amendment / Parker Estates Subdivision / Approximately 980 West 950 South / Wynn Parker

Discussion

1. Continuation / Economic Development Discussion / Paul Larsen, Community & Economic Development Director
2. Report on recent Land Use Training Broadcast

REGULAR MEETING

Regular session opened at 6:00 p.m. by Eve Jones and the Pledge of Allegiance was recited.

ELECTION OF CHAIRPERSON

Commissioner Jones nominated Commissioner Hancey as Chairperson. The nomination was seconded by Commissioner Manning. Commissioner Hancey nominated Commissioner Jones. Commissioner Frye seconded the nomination. The vote was three to two in favor of Commissioner Hancey.

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes from the December 6th meeting as written. The motion was seconded by Commissioner Jones and passed unanimously.

PUBLIC COMMENT There was no public comment.

Public Hearing² / Application # 3760 / Zone Change from A-5 (Agricultural) to R-1-8 (Residential) on 0.646 acre / Located behind the homes facing 950 South (Parker Lane) and 950 West with access to property at approximately 980 South 950 East / Wynn Parker

Mr. Bradley came to the table reminding the Commissioners that Mr. Parker had previously been before the Commission with a sketch plan regarding the rezone. The Applicant was not present but his brother, Tim Parker, was in attendance on his behalf. Mr. Bradley displayed the site on the screen and pointed out that a portion of Lot 3 will be rezoned from A-5 to R-1-8 to create a portion of proposed Lot 4. This is consistent with the R-1-8 zoning of Lots 1 and 2 and also with the General Plan. The notice was published in the paper and sent to surrounding property owners. No comments or concerns were received.

Motion: Commissioner Jones made a motion to open the Public Hearing. The motion was seconded by Commissioner Manning and passed unanimously.

There were no comments from the public.

Motion: Commissioner Jones made a motion to close the Public Hearing. The motion was seconded by Commissioner Manning and passed unanimously.

Motion: Commissioner Manning made a motion that the Planning Commission forward Application #3760 to the City Council with a recommendation for approval on the zone change from A-5 to R-1-8, with the Staff recommendations and Findings of Fact that: 1) The zone change request is consistent with the City General Plan; and 2) The legislative body may not make any amendment authorized by the subsection (Utah Code, Section 10-9a-503) unless the

amendment was proposed by the planning commission or was first submitted to the planning commission for its recommendation.

The motion was seconded by Commissioner Jones and passed unanimously.

Application # 3748 / Subdivision Amendment / Parker Estates Subdivision / Approximately 980 West 950 South / Wynn Parker

Mr. Ekins came to the table and reviewed the proposal to amend Lot 2 and 3 to create a flag lot (Lot 4).

Mr. Ekins stated that the Applicant has proposed a 28-foot wide private drive which minimizes the impact to the buildable area of Lot 2. It will be noted on the plat that snow storage will be provided within the 28 feet for the length of the driveway. Staff is in agreement with the proposed 28-foot drive.

Mr. Ekins stated that the Applicant has coordinated with the Power Department regarding the existing power pole that obstructs access to the private drive of Lot 4. The Applicant agrees to coordinate with the Power Department on the relocation of the pole and understands that approval must come from the Power Department before a building permit is issued. This will be noted on the plat. The Applicant is aware that he is responsible for moving the pole. It has not yet been determined whether the power will remain overhead or will be placed underground.

Staff and the Applicant have agreed to a rear or side yard 25-foot setback from the east property line and a 25-foot front or 15-foot side yard setback from the south abutting the property line with Lot 1. This will be noted on the Plat.

Motion: Commissioner Frye made a motion to forward Application #3748 to the City Council with a recommendation for approval subject to the Applicant complying with the Power Department regarding placement of the power pole, subject to noting the Plat that a setback will be a rear or side yard 25 foot setback from the east property line and a 25 foot front or 15 foot side yard setback from the south abutting the property line with Lot 1, and subject to the staff portion of the private drive to be 28 feet wide with a 20 foot paved surface and with the Staff comments and Findings of Fact that: 1) A public hearing has been scheduled and will be held by the legislative body (City Council) as required by Utah Code when vacating utility easements; and 2) Such amendment should not under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The motion was seconded by Commissioner Jones and passed unanimously.

DISCUSSION:

1. Continuation / Economic Development Discussion / Paul Larsen, Community & Economic Development Director

Mr. Larsen continued with his discussion on economic development. He reviewed what was presented at the last meeting and then explained the process involved in a Request for Information from edcUtah for project recruitment.

Mr. Larsen emphasized the importance of downtown revitalization. He explained that site selectors will come in to a community and if the downtown contains buildings that are boarded up, they will not consider the area even in the proposed site is ideal. They look at the quality of life in the community and having a healthy vibrant downtown is a quality of life aspect. A general guideline for a healthy downtown includes shopping, dining and entertainment. Additionally, hotel development provides new customers every day which helps shopping, dining and entertainment flourish.

Improvements to the downtown area include a street scape improvement project back in the 1990s as well as thirty-five to forty Main Street facade grants to business owners.

Mr. Larsen explained how tax increment works and that some of that money is used for infrastructure and improvement in the project area.

The Commissioners thanked Mr. Larsen for his presentation.

2. Report on recent Land Use Training Broadcast

Commissioner Barsuhn reported on some of the highlights of the training. Subjects covered were conditional, permitted and prohibited use permits. Mr. Bradley explained that if a City has conditional uses, the State requires standards for each of the conditional uses. Commissioner Barsuhn stated that the training emphasized making clear provisions for revoking a conditional use permit.

The training also covered open meeting regulations and keeping public comments on-topic and timely. Commissioner Barsuhn asked about Brigham City's appeal process. Commissioner Jones and Mr. Bradley explained the process. Mr. Bradley offered to put a discussion item together for a later date.

Mr. Bradley stated that in April, Brigham City will be hosting the 2017 Spring Conference of the American Planning Association, Utah Chapter. This will be an opportunity for the Commissioners to attend the Planning Commission track. For additional trainings, the Utah League of Cities and Towns offers video courses on their website under the Land Use Academy of Utah.

Mr. Bradley let the Commissioners know that the Mayor and City Council will appoint two Planning Commission alternates on Thursday.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Jones to adjourn.

The motion was seconded by Commissioner Manning.

The motion passed unanimously and the meeting was adjourned at 7:40 p.m.

This certifies that the regular meeting minutes of January 3, 2017 are a true and accurate copy as approved by the Planning Commission on January 17, 2017.

Signed: _____

Christina Boss, Administrative Assistant